

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22423

Property Information

property address: 409 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 94, LOT 6.7 (PTS OF)
owner name/address: RIVERA, ROBERTINO
2702 WOODVILLE RD
BRYAN, TX 77803-0244
full business name: Affordable Florals
land use category: Comm-Retail type of business: Comm-Retail
current zoning: C3 occupancy status: occ
lot area (square feet): 5750 frontage along Texas Avenue (feet): 57
lot depth (feet): 100 sq. footage of building: 3413
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, north side
fr=22/str side=0/prop side=21/rear=17
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 7
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) rug, floral stand
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
